

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM
FOR
July 10, 2002

SUBJECT: Approval of the Preliminary Subdivision Plan for the I-4 Industrial Park
5th Section

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Mahmoud Najda **CONTACT:** Shannon Suffron EXT. 7337

Agenda Date 07/10/02

Regular ☒

Work Session ☐

Briefing ☐

Special Hearing – 6:00 ☐

Public Hearing – 7:00 ☒

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for the I-4 Industrial Park 5th Section.

District 5 – McLain (Shannon C. Suffron – Planner)

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BACKGROUND:

The applicant, Spaceport U.S.A. Inc., is requesting approval of a 19 lot industrial Preliminary Subdivision Plan for the I-4 Industrial Park 5th Section located East of Hickman Drive and West of Elder Road. This project contains 26 acres. Internal roads will be dedicated to Seminole County and water and sewer services will be provided by Seminole County utilities.

No waivers have been requested for this project. Staff has reviewed the PSP and finds that it meets the applicable regulations of the Seminole County Subdivision Code.

STAFF RECOMMENDATION:

Staff recommends approval of the I-4 Industrial Park 5th Section PSP.

Attachments: Location map
Plan Reduction

DR No.: 01-5500023

Parcel ID#:

16-19-30-5AC-0000-068C

I-4 INDUSTRIAL PARK – 5TH SECTION

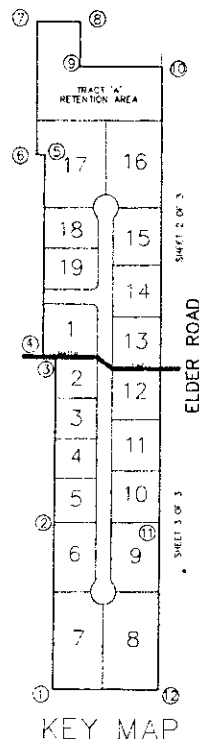
BEING A REPLAT OF PARTS OF LOTS 68, 71, D, AND 85, W. BEARDALL'S MAP OF ST. JOSEPH'S, PLAT BOOK 1, PAGE 114
AND LYING IN SECTIONS 21 AND 28, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

Legal Description

All that part of Lots 68, 71, D, and 85, FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPH'S, according to the plat thereof as recorded in Plat Book 1, Page 114, of the Public Records of Seminole County, Florida, lying East of I-4 INDUSTRIAL PARK 2ND SECTION, according to the plat thereof as recorded in Plat Book 19, Pages 17 and 18, of the Public Records of Seminole County, Florida, and East of I-4 INDUSTRIAL PARK 4TH SECTION, according to the plat thereof as recorded in Plat Book 34, Page 77, of the Public Records of Seminole County, Florida; LESS the North 175.00 feet of the East 325.00 feet of the aforementioned Lot 68.

Being more particularly described as follows:

BEGINNING at the Southeast Corner of Lot 1, Block A, I-4 INDUSTRIAL PARK 2ND SECTION, according to the plat thereof as recorded in Plat Book 19, Pages 17 and 18, of the Public Records of Seminole County, Florida, thence run N.00°18'15"W., along the East Line of said Block A, a distance of 660.51 feet to the Northeast Corner of Lot 2, said Block A; thence run N.00°10'44"W., continuing along the East Line of said Block A, a distance of 660.00 feet to the Northeast Corner of Lot 6, said Block A; thence run S.89°48'06"W., along the North Line of said Lot 6, a distance of 53.53 feet to the Southeast Corner of Lot 1, I-4 INDUSTRIAL PARK 4TH SECTION, according to the plat thereof as recorded in Plat Book 34, Page 77, of the Public Records of Seminole County, Florida; thence run N.00°10'44"W., along the East Line of said I-4 INDUSTRIAL PARK 4TH SECTION, a distance of 792.74 feet; thence run N.89°58'36"W., 32.32 feet; thence run N.00°20'34"W., 525.00 feet to the Northeast Corner of Lot 7, said I-4 INDUSTRIAL PARK 4TH SECTION, said point also being on the North Line of Lot 68, FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPH'S, according to the plat thereof as recorded in Plat Book 1, Page 114, of the Public Records of Seminole County, Florida; thence run S.89°58'36"E., along said North Line of Lot 68, a distance of 175.00 feet; thence run S.00°20'34"E., along the West Line of the East 325.00 feet of said Lot 68, thence run S.89°58'36"E., along the South Line of the North 175.00 feet of said Lot 68, a distance of 325.00 feet to the West Right-of-way Line of Elder Road; thence run S.00°21'26"E., along said West Right-of-way Line, a distance of 1800.94 feet; thence run S.00°18'10"E., continuing along said West Right-of-way Line, a distance of 660.52 feet to the Southeast Corner of Lot 85, said FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPH'S; thence run S.89°48'15"W., along the South Line of said Lot 85, a distance of 418.63 feet to the Point of Beginning. Said parcel contains 25.9217 acres, more or less.



POINT #	NORTHING	EASTING
1	162872.25	551046.85
2	162938.76	551046.85
3	163005.27	551046.85
4	163071.78	551046.85
5	163138.29	551046.85
6	163204.80	551046.85
7	163271.31	551046.85
8	163337.82	551046.85
9	163404.33	551046.85
10	163470.84	551046.85
11	163537.35	551046.85
12	163603.86	551046.85

NOTES:

- The purpose of the utility easements shown hereon are as follows: installation and maintenance of, but not limited to, sanitary sewers, water lines, gas lines, power lines, telephone lines, and cable television lines. Said easements are dedicated to the public, unless otherwise noted.
- The purpose of the drainage easements shown hereon is as follows: Installation and maintenance of storm sewers and drainage swales.
- A 10 foot drainage and utility easement is hereby dedicated along all front, side, and rear lot lines unless shown otherwise.
- Vehicular access rights to Elder Road are hereby dedicated to Seminole County, Florida.
- NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

SURVEY NOTES:

- Bearings shown hereon are based on the East Line of Block A, I-4 INDUSTRIAL PARK 2ND SECTION being N.00°18'15"W.
- o - Indicates Permanent Reference Monument (P.R.M.) 4"x4" concrete monument stamped PLS 3382, P.R.M.
- - Indicates Permanent Control Point (P.C.P.) nail and cap stamped P.L.S. 3382, P.C.P.
- o - Indicates iron and cap #3382
- State Plane Coordinates shown hereon are based on Seminole County GPS Stations 0270, 0271, and 1A15.
- ② - Indicates Florida East Zone State Plane Coordinates as shown on Table.

LEGEND:

T = Indicates Township
R = Indicates Range
D = Delta (Central Angle)
R = Radius
L = Length

Prepared By:
R. Blair Kibler – P.S.M. No. 3382
2597 Sanford Avenue – Sanford, Florida 32773
407-322-2000

SHEET 1 OF 3

PLAT BOOK	PAGE
I-4 INDUSTRIAL PARK 5 TH SECTION	DEDICATION
<p>KNOW ALL MEN BY THESE PRESENTS, that SPACEPORT, USA, INC., a FLORIDA CORPORATION, being the owner in fee simple of the lands described in the attached plat entitled I-4 INDUSTRIAL PARK 5TH SECTION, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets and easements shown or described hereon to the perpetual use of the Public for proper purposes.</p> <p>IN WITNESS WHEREOF, the corporation named below has caused these presents to be signed by the officer named below on this ____ day of _____, 2001.</p> <p>SPACEPORT, USA, INC.</p> <p>ANDRE HICKMAN, President</p> <p>SIGNED AND SEALED IN THE PRESENCE OF:</p> <p>Printed Name: _____</p> <p>Printed Name: _____</p> <p>State of Florida, County of Seminole</p> <p>I HEREBY CERTIFY, that on this ____ day of _____, 2001, before me, personally appeared ANDRE HICKMAN, President of SPACEPORT, USA, INC., a Florida Corporation, personally known to me to be the individual and officer described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such general partner duly authorized and that said dedication is the act and deed of said general partnership.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.</p> <p>Printed Name: _____ Notary Public Commission No. _____ My Commission Expires: _____</p>	
<p>CERTIFICATE OF SURVEYOR</p> <p>I HEREBY CERTIFY that this plat is a true and correct representation of the lands surveyed, that the plat was made under my responsible direction and supervision, and that the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.061 (7) regarding "Permanent Reference Monuments", that this land is located in Seminole County, Florida, and that I am a Professional Surveyor and Mapper pursuant to Section 177.061 of the Florida Statutes.</p> <p>R. Blair Kibler – P.S.M. No. 3382 2597 Sanford Avenue – Sanford, Florida 32773 (407) 322-2000 Dated this 8th day of August 2001</p> <p>SEAL</p>	
<p>CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS</p> <p>THIS IS TO CERTIFY that on this ____ day of _____, 2001, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.</p> <p>By: _____ DATE: _____ Chairman of the Board Printed Name: _____</p> <p>Attest: _____ Clerk of the Board Printed Name: _____</p>	
<p>CERTIFICATE OF REVIEW BY COUNTY SURVEYOR</p> <p>THIS IS TO CERTIFY that on this ____ day of _____, 2001, I reviewed this plat and find that it complies with the survey requirements of Chapter 177 of the Florida Statutes.</p> <p>STEVE L. WESSELS Seminole County Surveyor Florida Registration No. 4589</p>	
<p>CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION</p> <p>EXAMINED AND APPROVED: _____ Date: _____ Chairman Printed Name: _____</p>	
<p>CERTIFICATE OF CLERK OF THE COURT</p> <p>I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies in form with all of the requirements of Chapter 177 of the Florida Statutes and was filed for record this ____ day of _____, 2001 at _____.</p> <p>BY: _____ File Number: _____ Marilynn Morse, Clerk of the Court in and for Seminole County, Florida</p>	

I-4 INDUSTRIAL PARK – 5TH SECTION

BEING A REPLAT OF PARTS OF LOTS 68, 71, D, AND 85, W. BEARDALL'S MAP OF ST. JOSEPH'S, PLAT BOOK 1, PAGE 114
AND LYING IN SECTIONS 21 AND 28, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SURVEY NOTES:

- 1) Bearings shown hereon are based on the East Line of Block A, I-4 INDUSTRIAL PARK 2ND SECTION being N.00°18'16"W.
- 2) □ - Indicates Permanent Reference Monument (P.R.M.) 4"x4" concrete monument stamped PLS 3382, P.R.M.
- 3) ● - Indicates Permanent Control Point (P.C.P.) nail and cap stamped P.L.S. 3382, P.C.P.
- 4) ○ - Indicates iron and cap #3382

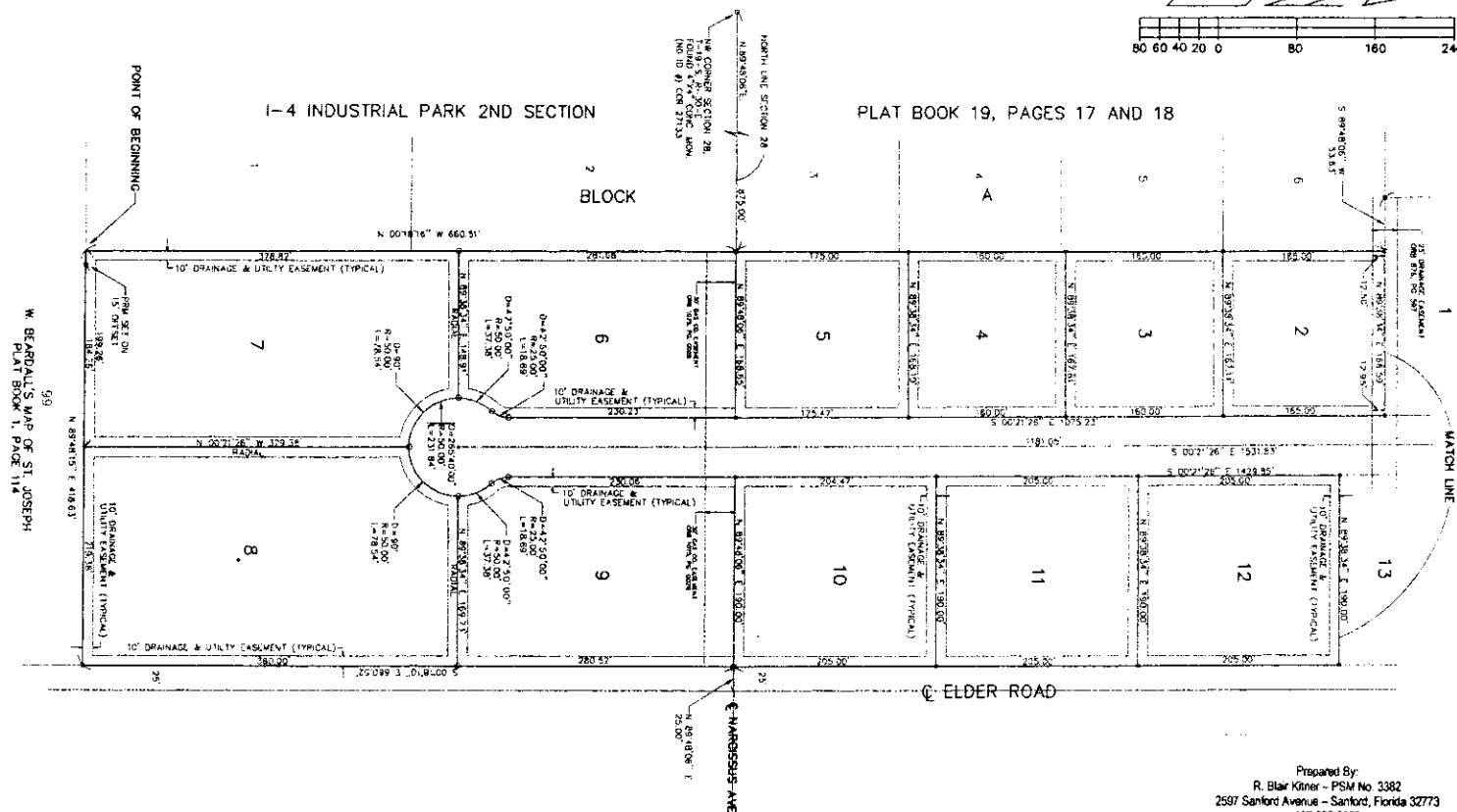
LEGEND:

T = Indicates Township
R = indicates Range
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NOTES:

- 1) The purpose of the utility easements shown hereon are as follows: installation and maintenance of, but not limited to, sanitary sewers, water lines, gas lines, power lines, telephone lines, and cable television lines. Said easements are dedicated to the public, unless otherwise noted.
- 2) The purpose of the drainage easements shown hereon is as follows: installation and maintenance of storm sewers and drainage swales.
- 3) A 10 foot drainage and utility easement is hereby dedicated along all front, side, and rear lot lines unless shown otherwise.
- 4) Vehicular access rights to Elder Road are hereby dedicated to Seminole County, Florida.
- 5) **NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of This County.

SCALE: 1"=80'



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IN WITNESS WHEREOF, this plat, as recorded in its' graphic form, is the official depiction of the subdivided lands described herein and will in no case be construed or interpreted to be a deed or conveyance of any kind. No interest in the land shall be created or transferred by this plat unless it is specifically so intended and is so clearly and fully so stated and so supplemented in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

HICKMAN DRIVE 60' R/W

RESERVED FOR ACCESS

TRACT "A"

I-4 INDUSTRIAL PARK 4TH SECTION
PLAT BOOK 34, PAGE 77

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SCALE: 1"=80'

NOT INCLUDED

TRACT "A"
RETENTION AREA

SEE SHEET 2 OF 3

MATCH LINE

Elder Road

BEARDALL'S MAP OF ST. JOSEPH
PLAT BOOK 1, PAGE 114

ST

W. BEARDALL'S MAP OF ST. JOSEPH
PLAT BOOK 1, PAGE 114

Prepared By:
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